

RECORDING REQUESTED BY:
Magnus Title Agency LLC



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Dana Lewis
Electronically Recorded

DATE/TIME: 05/05/2023 1336
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-033141

AND WHEN RECORDED MAIL TO
Sara Holloman
1432 East Leslie Avenue
San Tan Valley, AZ 85140

ESCROW NO.: 831-5575-GH

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Brayden R. Fletcher and Cassidi Fletcher, husband and wife

do/does hereby convey to
Sara Holloman, a single woman

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements,
rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities
as may appear of record. And I or we do warrant the title against all persons whomsoever, subject
to the matters set forth above.

SIGNATURE PAGE FOLLOWS

Dated this 28th day of April, 2023.

Brayden R. Fletcher

Brayden R. Fletcher

Cassidi Fletcher

Cassidi Fletcher

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 3rd day of May, 2023, before me personally appeared Brayden R. Fletcher and Cassidi Fletcher, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)

[Affix Seal Here]

[Signature]

Notary Public



CLAIRE HOLLAND
Notary Public - Arizona
Maricopa Co. / #608579
Expires 07/31/2025

EXHIBIT "A"
Legal Description

Lot 626, PECAN CREEK SOUTH UNIT 6, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G of Maps, Slide 179.

WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-32-6260
 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
 Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Brayden R. Fletcher and Cassidi Fletcher
 1432 East Leslie Avenue
 San Tan Valley, AZ 85140

3. (a) BUYER'S NAME AND ADDRESS:

Sara Holloman
 1710 South Gilbert Road, 1106
 Mesa, AZ 85204

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1432 East Leslie Avenue
 San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Sara Holloman
 1432 East Leslie Avenue
 San Tan Valley, AZ 85140

(b) Next tax payment due October 1, 2023

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2023-033141
05/05/2023

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ 353,000.00

11. DATE OF SALE (Numeric Digits): 4/23
 Month / Year

12. DOWN PAYMENT \$ 13,257.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial Institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND
 briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
 If Yes, briefly describe the solar / energy efficient components: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer and Seller Herein

 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 30th day of May, 2023
 Notary Public: [Signature]
 Notary Expiration Date: 7-31-2025

Signature of Buyer / Agent: [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 5th day of May, 2023
 Notary Public: [Signature]
 Notary Expiration Date: 7-31-2025



CLAIRE HOLLAND
 Notary Public - Arizona
 Maricopa Co. / #608579
 Expires 07/31/2025



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